

IN RE: PETITION FOR VARIANCE  
E/S York Road, NW and SE/S of  
Cranbrook Road  
(Yorktowne Plaza & Village Shopping Centers)  
8<sup>th</sup> Election District  
3<sup>rd</sup> Councilmanic District

Property Yorktowne Maryland Corp., by  
LaSalle Investment Management, Inc.  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 99-449-A  
\*

\* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Property Yorktowne Maryland Corporation, by John P. Leineweber, Vice President of LaSalle Investment Management, Inc., through their attorney, Thomas E. D. Millspaugh, Esquire. The Petitioners seek relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 409.6 to permit 656 parking spaces in lieu of the required 798; from Section 409.4 to permit parking spaces on driveways; and from Section 409.8.A.4 to permit parking within 8 feet of a public street right-of-way in lieu of the required 10 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing held in this matter were John P. Leineweber and Kim Dorman, representatives of LaSalle Investment Management, Inc., property managers, Edmund F. Haile, Professional Engineer with Daft-McCune-Walker, Inc., who prepared the site plan for this property, C. Richard Moore, Traffic Engineer, Gale Ennis, Esquire, and Thomas E. D. Millspaugh, Esquire, attorney for the Petitioners. Kathryn Beadell, a representative of the Greater Timonium Community Council, also participated at the hearing. There were no Protestants present.

Testimony and evidence offered at the hearing revealed that the subject property in its entirety consists of a gross area of just over 12 acres, split zoned B.L.-C.C.C. and B.R.-C.C.C. The property is comprised of two distinct shopping centers, which are separated by Cranbrook

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Date 6/30/99

Road, a public road which leads from York Road. The predominant portion of the property is composed of the Yorktowne Plaza Shopping Center, which includes an irregularly shaped parcel on the north side of Cranbrook Road containing 11.156 acres in area. The Yorktowne Village Shopping Center is located on the south side of Cranbrook Road, and is approximately .955 acres in area. These shopping centers were constructed in the early 1960s. Testimony and evidence indicated that they are unique by virtue of their shape, configuration and existing conditions. Both centers have been built out and are very familiar to this Zoning Commissioner.

A major tenant of the Yorktowne Plaza Shopping Center was originally a Giant Food store; however, it closed in March 1998 and this large leasable area has been vacant since that time. The owners/managers of the property recently entered into an agreement with the Food Lion Corporation for the construction of a new food store, essentially on the footprint of the old Giant Food store. Significant renovation will be undertaken, the Giant store razed, and a new Food Lion building constructed. The plan shows that the Food Lion building will contain 37,692 sq.ft. in area. This renovation has driven the need for the variances.

As noted above, there are three variances requested, two of which reflect nonconforming conditions on the site. The first of those variances relates to parking spaces which immediately abut the right-of-way for Cranbrook Road. When the center was originally developed, the County regulations required an 8-foot setback from a public street right-of-way to a parking space. Thus, the parking layout was constructed to conform to that regulation. This regulation was ultimately amended to now require a 10-foot setback from the street right-of-way. Although there will be no change to the actual spaces, the proposed improvements require compliance with the new regulations. Thus, variance relief is sought to legitimize this nonconforming situation.

A similar situation relates to parking spaces which immediately abut driveways. As shown on the site plan, parking is available along the driveways which enter the Plaza from Cranbrook Road. Again, a change in regulation necessitates a variance from this requirement.

In my judgment, these two variances are appropriate and should be granted. It is to be noted that there will be no physical change to the parking layout and these spaces have functioned well over the years. I find that the Petitioners have complied with the requirements of Section 307 to obtain variance relief in this regard.

The third variance is driven by the construction of the new Food Lion store. Under the County regulations, 5 spaces per 1,000 sq.ft. of gross leasable area are required for shopping centers over 100,000 sq.ft. The subject shopping center totals nearly 160,000 sq.ft., thus, the required number of spaces is 798. As shown on the plan, only 656 spaces are provided.

Persuasive testimony was offered by Mr. Haile and Mr. Moore regarding the justification for this variance. Mr. Moore in particular indicated that traffic counts had been undertaken at this center during peak hours of usage and that more than sufficient parking exists, even with the proposed improvements. Specifically, he noted that the peak usage under present demands was 261 spaces in any given hour. Even with the proposed improvements, more than sufficient space is available for parking.

Based upon the testimony and evidence offered, all of which was undisputed, I am persuaded to grant the Petition for Variance. Again I believe the Petitioners have satisfied the requirements of Section 307 of the B.C.Z.R. Moreover, it is to be noted that there were no Protestants and Ms. Beadell, who appeared on behalf of the Greater Timonium Council, generally supports the proposal. There were also no adverse Zoning Advisory Committee (ZAC) comments.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 30th day of June, 1999 that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Section 409.6 to permit 656 parking spaces in lieu of the required 798; from Section 409.4 to permit parking spaces on driveways; and from Section 409.8.A.4 to permit parking within 8 feet of a public street right-of-way in lieu of the

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Date 6/30/99  
By [Signature]

required 10 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING  
Date 6/30/09  
bjs



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

June 30, 1999

Thomas E. D. Millspaugh  
Wilmer, Cutler & Pickering  
100 Light Street  
Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE  
E/S York Road, NW and SE/S Cranbrook Road  
(Yorktowne Plaza & Village Shopping Centers)  
8th Election District – 3rd Councilmanic District  
Property Yorktowne Maryland Corp., by LaSalle Investment Mgmt. Inc. - Petitioners  
Case No. 99-449-A

Dear Mr. Millspaugh:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Mr. John P. Leineweber, V.P., LaSalle Investment Management, Inc.  
100 E. Pratt Street, Baltimore, Md. 21202  
Ms. Kathryn Beadel, Greater Timonium Community Council  
P.O. Box 276, 98 Ridgely Road, Timonium, Md. 21093  
People's Counsel; Case File ; *Code def.*

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

Yorktowne Plaza and Village  
122 Cranbrook Road

which is presently zoned BL-CCC and

This Petition shall be filed with the Department of Permits & Development Management BR-CCC

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

Variance from Section 409.6 of the Baltimore County Zoning Regulations to permit 656 parking spaces in lieu of the 798 parking spaces required. Variance from Section 409.4 to permit parking spaces on driveways. Variance from Section 409.8A to allow parking within 8' of a public street right-of-way in lieu of 10' required. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Please see attached statement

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner: Thomas E. D. Millspaugh  
Wilmer, Cutler & Pickering

(Type or Print Name)

Signature

100 Light Street (410) 986-2870

Address

Phone No.

Baltimore, Maryland 21202

City

State

Zipcode

Printed with Soybean Ink  
on Recycled Paper

Revised 9/5/95

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

Property Yorktowne Maryland Corporation

By: LaSalle Investment Management, Inc.

(Type or Print Name)

By: John P. Leineweber

Signature

John P. Leineweber

(Type or Print Name)

Vice President

Signature

c/o LaSalle Investment Management, Inc.  
100 East Pratt Street (410) 347-0600

Address

Phone No.

Baltimore, Maryland

City

State

21202

Zipcode

Name, Address and phone number of representative to be contacted.

Thomas E.D. Millspaugh

Wilmer, Cutler & Pickering

Name

100 Light Street, Baltimore, MD, 21202

Address

Phone No.

(410) 986-2870

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

i-2 hr

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

mjk

DATE

5/12/99

99.449.A

ORDER RECEIVED FOR FILING

Date

By

Attachment

**Petition for Variance  
Yorktowne Plaza and Village Shopping Centers  
Cockeysville, Maryland**

The subject property located at 122 Cranbrook Road in Cockeysville, Maryland, is a retail shopping center owned by Property Yorktowne Maryland Corporation and commonly known as "Yorktowne Plaza" and "Yorktowne Village". The property is located in Zoning Districts BL-CCC and BR-CCC. This petition seeks a variance to permit 656 parking spaces in lieu of the 798 parking spaces required under Section 409.6 of the Baltimore County Zoning Regulations. This parking variance is sought in connection with the replacement of a space at the Shopping Center previously occupied by "Giant Food" supermarket, with a space to be occupied by a "Food Lion" supermarket.

The other two variances relate to the fact that the Shopping Center is existing, and variances are required to account for current zoning regulations.

Strict compliance with the B.C.Z.R. in these circumstances would result in a practical difficulty for the owner and the new supermarket at the Center. The relief requested is in strict harmony with the spirit and intent of off-street parking regulations and does not negatively impact public health, safety, or welfare.

ORDER RECEIVED FOR FILING

JAN 11 2011

CLERK



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

Yorktowne Plaza and Village  
122 Cranbrook Road

which is presently zoned BL-CCC and

This Petition shall be filed with the Department of Permits & Development Management BR-CCC

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

Variance from Section 409.6 of the Baltimore County Zoning Regulations to permit 656 parking spaces in lieu of the 798 parking spaces required. Variance from Section 409.4 to permit parking spaces on driveways. Variance from Section 409.8A to allow parking within 8' of a public street right-of-way in lieu of 10' required. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Please see attached statement

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner: Thomas E. D. Millspaugh  
Wilmer, Cutler & Pickering

(Type or Print Name)

Signature

100 Light Street (410) 986-2870

Address

Phone No.

Baltimore, Maryland 21202

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

Property Yorktowne Maryland Corporation

By: LaSalle Investment Management, Inc.

(Type or Print Name)

John P. Leineweber

Signature

John P. Leineweber

(Type or Print Name)

Vice President

Signature

c/o LaSalle Investment Management, Inc.  
100 East Pratt Street (410) 347-0600

Address

Phone No.

Baltimore, Maryland 21202

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Thomas E.D. Millspaugh

Wilmer, Cutler & Pickering

Name

100 Light Street, Baltimore, MD 21202

Address

Phone No.

(410) 986-2870

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

1-2 hr.

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

mjk

DATE

5/12/99



Printed with Soybean Ink  
on Recycled Paper

Revised 9/5/95

99-449-A



**Attachment**

**Petition for Variance  
Yorktowne Plaza and Village Shopping Centers  
Cockeysville, Maryland**

The subject property located at 122 Cranbrook Road in Cockeysville, Maryland, is a retail shopping center owned by Property Yorktowne Maryland Corporation and commonly known as "Yorktowne Plaza" and "Yorktowne Village". The property is located in Zoning Districts BL-CCC and BR-CCC. This petition seeks a variance to permit 656 parking spaces in lieu of the 798 parking spaces required under Section 409.6 of the Baltimore County Zoning Regulations. This parking variance is sought in connection with the replacement of a space at the Shopping Center previously occupied by "Giant Food" supermarket, with a space to be occupied by a "Food Lion" supermarket.

Strict compliance with the B.C.Z.R. in these circumstances would result in a practical difficulty for the owner and the new supermarket at the Center. The relief requested is in strict harmony with the spirit and intent of off-street parking regulations and does not negatively impact public health, safety or welfare.

# Zoning Description

## To Accompany Petition for Variance

### Yorktowne Plaza & Village

#### East Side of York Road

#### Northwest and Southeast Sides of Cranbrook Road

#### Eighth Election District, Baltimore County, Maryland



Daft-McCune-Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

<http://www.dmw.com>

410 296 3333

Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

#### Yorktowne Plaza

Beginning at a point on the East side of York Road which is 80' wide at the distance of 70' North of the centerline of the nearest improved intersecting street, Cranbrook Road, which is 90' wide. Thence the following courses and distances: on the Northeast side of York Road, (1) Northwesterly by a line curving to the right having a radius of 60.92 feet for a distance of 31.25 feet (the arc of said curve being subtended by a chord bearing North 33 degrees 19 minutes 41 seconds West 30.91 feet) to a point of tangency, and thence North 18 degrees 37 minutes 58 seconds West 134.03 feet, thence, North 71 degrees 19 minutes 55 seconds East 194.09 feet, thence North 18 degrees 40 minutes 05 seconds West 600.41 feet to intersect the south side of Halesworth Road (60 feet wide), thence along on the south side of Halesworth Road North 71 degrees 19 minutes 55 seconds East 315.36 feet to a point of curvature, thence Northeasterly by line curving to the right having a radius of 640.00 feet for a distance of 416.90 feet (the arc of said curve being subtended by a chord bearing North 89 degrees 59 minutes 37 seconds East 409.57 feet) to a point of tangency, thence (3) South 71 degrees 20 minutes 42 seconds East 120.09 feet, thence South 29 degrees 02 minutes 06 seconds East 28.09 feet to intersect the northwest side of Cranbrook Road (variable width right-of-way), thence along the northwest

side of Cranbrook Road South 21 degrees 21 minutes 26 seconds West 360.09 feet to a point of curvature, thence Southwesterly by a line curving to the right having radius of 660.00 feet for a distance of 178.57 feet (the arc of said curve being subtended by a chord bearing South 29 degrees 06 minutes 30 seconds West 178.02 feet) to a point of compound curvature, thence Southwesterly by a line curving to the right having a radius of 960.00 feet, for a distance of 577.60 feet (the arc of said curve being subtended by a chord bearing South 54 degrees 05 minutes 44 seconds West 568.92 feet) to a point of tangency, thence South 71 degrees 19 minutes 55 seconds West 32.48 feet to a point of curvature, and thence Northwesterly by a line curving to the right having a radius of 65.00 feet for a distance of 64.28 feet (the arc of said curve being subtended by a chord bearing North 80 degrees 20 minutes 12 seconds West 61.69 feet) to intersect the northeast side of York Road (variable width right-of-way), thence South 41 degrees 57 minutes 40 seconds West 3.75 feet to a point of nontangency, thence to the point of beginning; containing 11.156 acres of land, more or less.

#### Yorktowne Village

Beginning at a point on the South side of Cranbrook Road which is 90 feet wide at the distance of 450 feet West of the centerline of the nearest improved intersecting street, York Road, which is 80 feet wide. Thence the following courses and distances: on the Southeast side of Cranbrook Road Northeasterly by a line curving to the left having a radius of 1050.00 feet for a distance of 108.53 feet (the arc of said curve being subtended by a chord bearing North 56 degrees 56 minutes 36 seconds East 108.48 feet) thence, South 36 degrees 00 minutes 18 seconds East 344.83

feet, thence South 88 degrees 23 minutes 08 seconds West 214.28 feet, and thence North 18 degrees 40 minutes 05 seconds West 229.82 feet thence to the point of beginning; containing 0.955 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYENCE. May 3, 1999  
Project No. 88070.B (L88070B)



**BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT**

No. **067386**

DATE 5/12/99

ACCOUNT

01-615

Item 449  
133; mjt/c

AMOUNT

\$ 250.

or

RECEIVED FROM: Wilmer, Cutler, - Pickering - 122 Cranbrook Road

FOR: 020- Commercial Varies

\$ 250.

**PAID RECEIPT**

PROCESS ACTUAL TIME  
5/16/1999 5/12/1999 14:51:03

REF 0604 CASHIER JWAR JLK DKWIER

Debt 5 520 ZONING VERIFICATION

Receipt # 072360

CR NO. 067386

Receipt Int 250.00

250.00 EK

Baltimore County, Maryland

**99-449-A**

CASHIER'S VALIDATION

DISTRIBUTION

WHITE: CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

# CERTIFICATE OF PUBLICATION

TOWSON, MD., 6-10, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6-10, 1999

THE JEFFERSONIAN.

*S. Wilkins*

LEGAL ADVERTISING

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case #98-448-A

122 Cranbrook Lane (Yorktowne Plaza & Village)

corner of N/S Cranbrook Road and E/S York Road

8th Election District - 3rd Councilmanic District

Legal Owner(s): Property Yorktowne Maryland Corporation

Variances: to permit 656 parking spaces in lieu of 798 parking

spaces required to permit parking spaces on driveways; and to

permit parking within 8 feet of a public street right-of-way in lieu of

10 feet required.

Hearing, Tuesday, June 29, 1999 at 10:00 a.m. in Room 407,

County Courts Bldg., 401 Bosley Avenue.

(LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

confirmations. Please Contact the Zoning Commissioner's Office

at (410) 887-4386.

(2) For information concerning this File and/or Hearing, Contact

the Zoning Review Office at (410) 887-8381.

5/12/ June 10

C317803

RE: PETITION FOR VARIANCE  
122 Cranbrook Road, Corner of N/S  
Cranbrook Rd and E/S York Rd  
8th Election District, 3rd Councilmanic

Legal Owner: Property Yorktowne Maryland Corp.  
Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 99-449-A

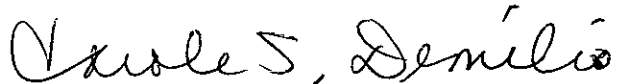
\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.



PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County



CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 23<sup>rd</sup> day of June, 1999 a copy of the foregoing Entry of Appearance was mailed to Thomas E.D. Millspaugh, Esq., 100 Light Street, Baltimore, MD 21202, attorney for Petitioners.



PETER MAX ZIMMERMAN



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

May 27, 1999

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-449-A  
122 Cranbrook Lane (Yorktowne Plaza & Village)  
corner of N/S Cranbrook Road and E/S York Road  
8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owner: Property Yorktowne Maryland Corporation

Variance to permit 656 parking spaces in lieu of 798 parking spaces required; to permit parking spaces on driveways; and to permit parking within 8 feet of a public street right-of-way in lieu of 10 feet required.

HEARING: Tuesday, June 29, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon", with the initials "SJ" written below it.

Arnold Jablon  
Director

c: Thomas E.D. Millspaugh, Esquire  
Property Yorktowne Maryland Corporation  
Donna Spicer

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JUNE 14, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





TO: PATUXENT PUBLISHING COMPANY  
June 10, 1999 Issue – Jeffersonian

Please forward billing to:

Thomas E.D. Millsapugh  
Wilmer, Cutler & Pickering  
100 Light Street  
Baltimore, MD 21202

410-986-2870

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## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

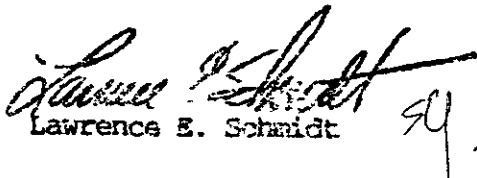
CASE NUMBER: 99-449-A

122 Cranbrook Lane (Yorktowne Plaza & Village)  
corner of N/S Cranbrook Road and E/S York Road  
8<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owner: Property Yorktowne Maryland Corporation

Variance to permit 656 parking spaces in lieu of 798 parking spaces required; to permit parking spaces on driveways; and to permit parking within 8 feet of a public street right-of-way in lieu of 10 feet required.

HEARING: Tuesday, June 29, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

---

**For Newspaper Advertising:**

Item Number or Case Number: 99-449-A  
Petitioner: Property Yorktowne Maryland Corp./By: LaSalle Investment Mgmt, Inc.  
Address or Location: 122 Cranbrook Road.

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Thomas E.D. Millsbaugh  
Address: Wilmer, Cutler, and Pickering  
100 Light Street  
Baltimore, MD 21202  
Telephone Number: (410) 986-2870



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

June 25, 1999

Thomas E. D. Millspaugh  
Wilmer, Cutler & Pickering  
100 Light Street  
Baltimore, MD 21202

RE: Case No.: 99-449-A  
Petitioner: Yorktowne Maryland Corp.  
Location: 122 Cranbrook Road

Dear Mr. Millspaugh:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on May 12, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", followed by a stylized flourish.

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper



**Baltimore County  
Fire Department**

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

June 2, 1999

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 24, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

426, 434, 435, 436, 437, 438, 439, 444, 445, 446, 447,  
448, 449, 450, 451, 452, ~~453~~, and 455

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 387-4881, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

RECEIVED JUN 17 1999



hs  
6/29

**BALTIMORE COUNTY, MARYLAND**  
**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**Date:** May 27, 1999

**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):  
Item No (s): 441, 449 and 453

If there should be any questions or this office can provide additional information, please  
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL

JUN - 3

B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:            Arnold Jablon, Director  
              Department of Permits & Development  
              Management

Date:   June 1, 1999

FROM: *[Signature]* Robert W. Bowling, Supervisor  
              Bureau of Development Plans Review

SUBJECT:   Zoning Advisory Committee Meeting  
              for June 1, 1999  
              Item Nos. 421, 426, 435, 436, 437,  
              438, 444, 445, 447, 448, 449 450,  
              and 453

              The Bureau of Development Plans Review has reviewed the subject  
zoning items, and we have no comments.

RWB:HJO:jrb

cc:   File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: May 19, 1999

TO: Larry E. Schmidt  
Zoning Commissioner

FROM: James H. Thompson - HR  
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 449  
PETITIONER: Property Yorktowne Maryland Corporation

VIOLATION CASE NO.: 97-201

LOCATION OF VIOLATION: Corner of N/S Cranbrook Road and E/S York Road  
(122 Cranbrook Road)  
15<sup>th</sup> Election District

DEFENDANT(S): Property Yorktowne Maryland Corporation

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME

ADDRESS

Donna Spicer

8719 Eddington Road  
Baltimore, Maryland 21234

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/hr/lmh



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor  
John D. Porcari  
Secretary  
Parker F. Williams  
Administrator

Date: 5.21.99

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

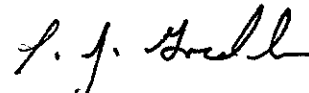
RE: Baltimore County  
Item No. 449 MJK

Dear Ms. Stephens:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 45 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

  
10 Michael M. Lenhart, Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



5/11/99 # 449  
SJ  
G

May 6, 1999

Mr. Arnold Jablon  
Director of Permits and Development Management  
111 West Chesapeake Avenue  
Towson, MD 21204

Re: Yorktown Plaza Village  
Parking Variance  
Project No. 88070.C



Daft McCune Walker, Inc.

200 East Pennsylvania Avenue  
Towson, Maryland 21286  
<http://www.dmw.com>  
410 296 3333  
Fax 410 296 4705


A Team of Land Planners,  
Landscape Architects,  
Engineers, Surveyors &  
Environmental Professionals

Dear Arnold:

We have filed the petition for a parking variance at the Yorktown Plaza and Village Shopping Center located at York and Cranbrook Roads. The reason for the petition is that Food Lion is planning a new store at this location.

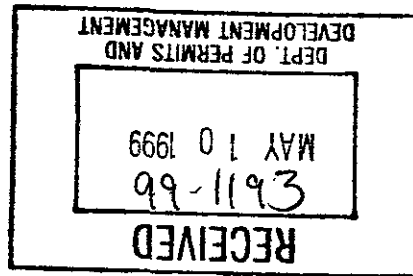
The Food Lion lease is contingent on acquiring the parking variance and we would appreciate your expediting the scheduling of the hearing so that this matter can be consummated.

Sincerely,

  
Edmund F. Haile  
Chairman

EFH/jm

cc: Mr. Ted Millspaugh



99.449-A



1996 COMPREHENSIVE ZONING MAP  
ADOPTED by  
THE BALTIMORE COUNTY COUNCIL  
OCTOBER 8, 1996

**BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP**

SCALE  
1" = 200' ±

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

TEE:XX:ASS

N.W.

# 449



